



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU17-00075 Karla Gonzo Medical Buildings
Application Type: Major Combination
CPC Hearing Date: October 19, 2017
Staff Planner: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
Location: North of Executive Center & West of Mesa
Acreage: 1.355
Rep District: 8
Existing Use: Vacant
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Mission Hills (0.88 miles)
Nearest School: Mesita Elementary (1.13 miles)
Park Fees Required: \$1,360.00
Impact Fee Area: N/A
Property Owners: Gonzo Karla LLC.
Applicant: Gonzo Karla LLC.
Representative: Del Rio Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Commercial development
South: C-4 (Commercial) / Commercial development
West: C-4 (Commercial) / Vacant
East: C-1 (Commercial) / Commercial development

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.355 acres for one commercial lot. The existing building will remain. Primary access to the subdivision is proposed from Mesa Street. This development was reviewed under the current subdivision code.

EXCEPTIONS/MODIFICATIONS REQUESTED

The applicant is requesting the following exceptions pursuant to Section 19.10.050 (Roadway participation policies):

- To waive the required 10' hike and bike along Mesa Street.

There are no existing bicycle facilities nor hike and bike path within a ¼ of mile.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Karla Gonzo Medical Buildings on a major combination basis. If the request for waiver is not granted, Mesa Street does not comply with the applicable cross-section in the DSC and improvement plans are required for the hike and bike.

If the request for waiver of improvements is granted, improvement plans are not required and the recommendation would be for approval of the plat.

The applicant does meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting exceptions, which reads:

1. *The City Plan Commission may waive such requirement to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
 - a. *Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood;*

Planning Division Recommendation:

The Development Coordinating Committee recommends **approval** of Karla Gonzo Medical Buildings on a major combination basis. If the request for waiver is not granted, Mesa Street does not comply with the applicable cross-section in the DSC and improvement plans are required for the hike and bike.

If the request for waiver of improvements is granted, improvement plans are not required and the recommendation would be for approval of the plat.

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Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points delineated on the final plat by bearing and distance within three thousand feet.
2. Storm-sewer system discharge velocity into the arroyo shall not exceed 6 ft/s.
3. Driveway cross slope must be in compliance with ADA and TAS standards.

Capital Improvements Department - Parks

We have re-reviewed **Karla Gonzo Medical Buildings**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following “revised” comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential (General commercial) therefore, “Park fees” will be assessed as follows:

If applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (General commercial) and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$1,360.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage **1.36** (rounded to 2 decimals) @ \$1,000.00 / acre = **\$1,360.00**

Please allocate generated funds under Park Zone: **NW-2**

Nearest Park: **Mission Hills Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

TxDot

TxDot do not request a hike and bike at this time just a 5-ft sidewalk.

El Paso Water

No comments received.

Central Appraisal District

No objections.

El Paso County 911 District

No comments received.

El Paso Electric Company

EPE’s transmission facilities are located within this project by easement, as noted on the plat. The developer will need to coordinate with EPE’s Transmission Department on any construction and any improvements within the 100’ wide easement.

Sun Metro

Sun Metro does not oppose this request.

Mesa Brio provides service along the Mesa corridor with a Brio stop approximately 690 feet south of the subject property.

Sun Metro routes 14 and 15 provide service along Mesa, with a stop abutting the subject property near the existing driveway to the property.

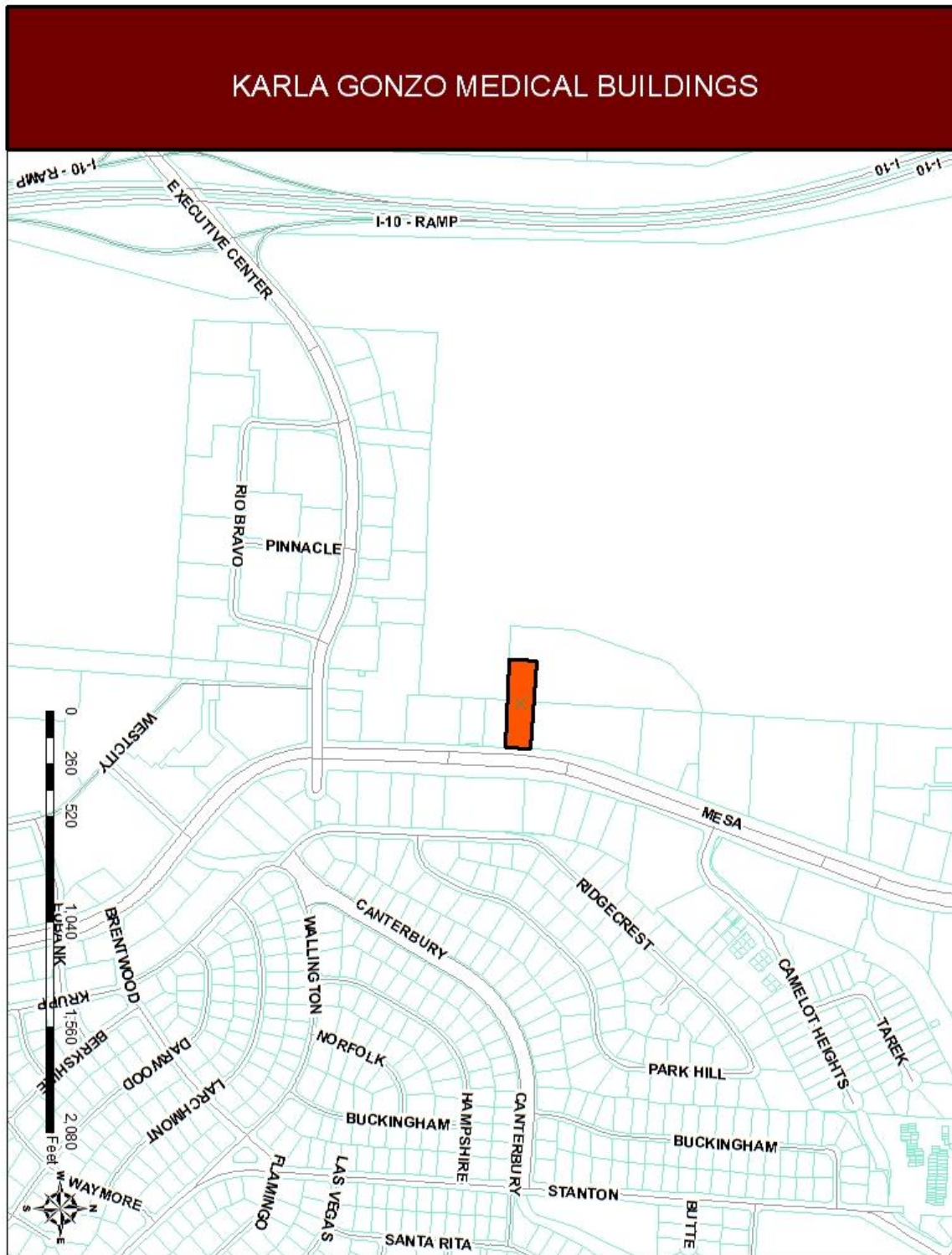
Additional Requirements and General Comments:

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

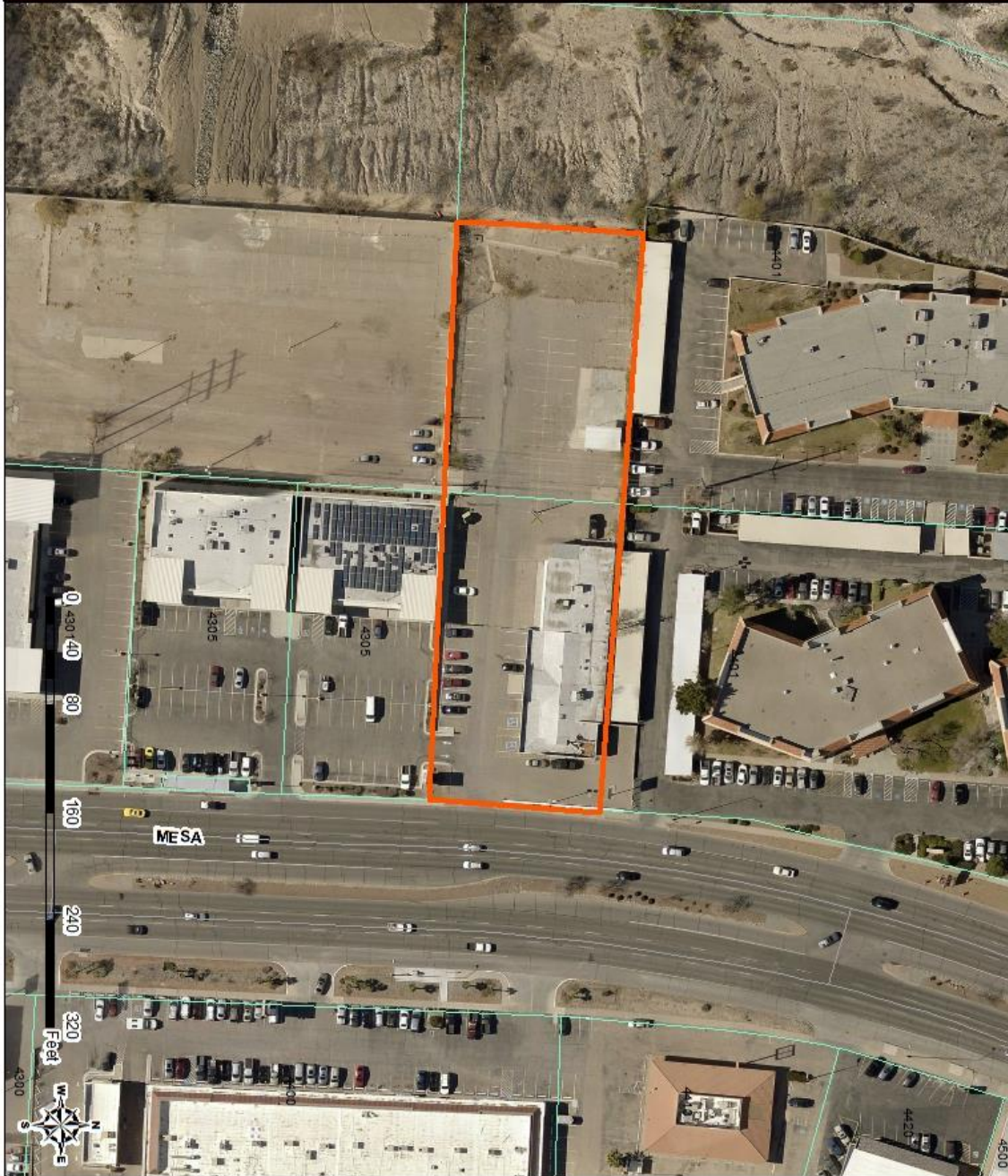
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception request
6. Bicycle buffer
7. Application

ATTACHMENT 1



ATTACHMENT 2

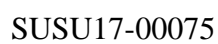
KARLA GONZO MEDICAL BUILDINGS



PRELIMINARY
KARLA GONZO MEDICAL BUILDINGS

ALL OF TRACT 20-B-1, JOHN BARKER SURVEY No. 10 AND
ALL OF TRACT 2-A AND TRACT 4, E.O. DYER SURVEY No. 132,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING: 59,025 SQ. FT. OR 1.3550 ACRES



ATTACHMENT 5



Del Rio Engineering, Inc.

P.O. Box 220251

El Paso, Texas 79913

915/833-2400

To: Mr. Nelson Ortiz

10/10/2017

J17-030b

Subdivision Coordinator
Planning Department
City of El Paso
222 S. Campbell
El Paso Texas 79901

SUBJECT: J17-030b 4321 N. Mesa – Karla Gonzo Medical Buildings Exception Request

Dear Mr. Ortiz,

In accordance with your instructions and regarding the above titled project, we, on behalf of our client, request a waiver from having to improve the existing roadway adjacent to the proposed one-lot subdivision. Our request is based on the City's subdivision ordinance number **19.10.050.A.1.a**, in which this property is located in an area where fifty percent of the lots within a quarter mile have been developed and the existing street improvements are in character with the neighborhood, as shown on the existing road cross-section, there is no 10' hike and bike lane or a 15' parkway.

If you have any further questions, please do not hesitate to call.

Sincerely,

Sal Masoud, P.E.



ATTACHMENT 6



ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 09/06/2017

FILE NO. SUSU17-00075

SUBDIVISION NAME: KARLA GONZO MEDICAL BUILDINGS

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
ALL OF TRACT 20-B-1, JOHN BARKER SURVEY No. 10 AND ALL OF TRACT 2-A AND TRACT 4,
E.O. DRYER SURVEY No. 132, CITY OF EL PASO, EL PASO COUNTY, TEXAS
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>1.355 AC</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.355 AC</u>	_____
3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
OFF SITE
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record GONZO KARLA LLC. 1016 QUINTA ANTIGUA LN. EL PASO, TX 79912 (915) 204-6989
(Name & Address) (Zip) (Phone)
13. Developer GONZO KARLA LLC. 1016 QUINTA ANTIGUA LN. EL PASO, TX 79912 (915) 204-6989
(Name & Address) (Zip) (Phone)
14. Engineer DEL RIO ENGINEERING INC. P.O. BOX 22025 EL PASO, TX 79913 (915) 833-2400
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.